

Project Cleveland

planned zoning district application **PZD 12-4079**

MARCH 14, 2012

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CONSULTING
ENGINEERS, INC.



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_ a: current ownership information.

Property 1: Fadil Bayyari is the current property owner and there is a pending sale of the property to Specialized Real Estate Group.

2025 Creekview #B
Fayetteville, AR 72704

Property 2: Linda Berry is the current property owner and there is a pending sale of the property to Specialized Real Estate Group.

PO Box 565
Johnson, AR 72741

Property 3: Charles + Marianne Baxter are the current property owners and there is a pending sale of the property to Specialized Real Estate Group.

805 N. Hall Avenue
Fayetteville, AR 72701

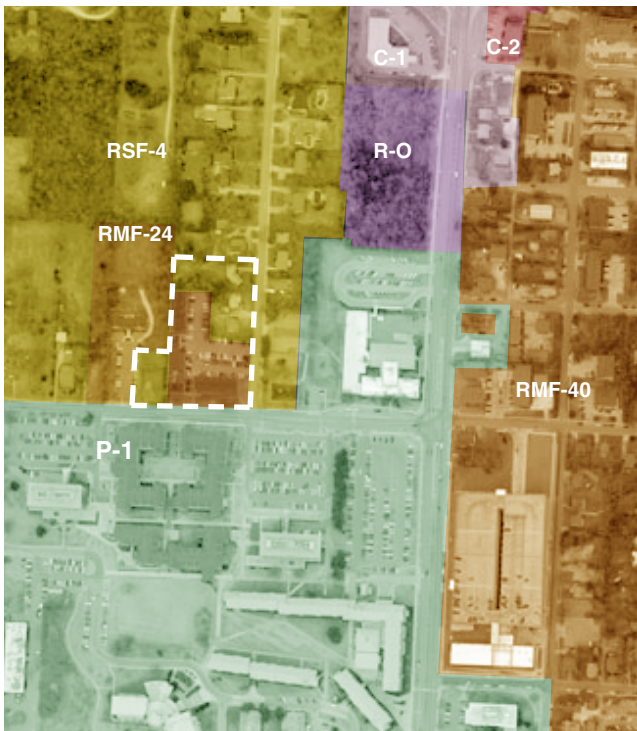


map of ownership.

_ b: project summary.

The subject property is located on the southeast corner of Cleveland Street and Hall Avenue, address 1220 West Cleveland Street. It contains 2.71 acres with 5 individual lots currently owned by three different owners with a pending sale to Specialized Real Estate Group.

The property to the west is zoned RMF-24, the property to the north is zoned RSF-4, the property to the east is zoned RSF-4 with an adjacent P-1 zone (Leverett Elementary School), and the property to the south is zoned P-1 (University of Arkansas Campus).



local zoning map.



walkscore: 75 very walkable
www.walkscore.com

This proposed Planned Zoning Development seeks to identify, prioritize, and appropriately remedy a recognizable zoning gap within the thoughtful and progressive zoning districts within the City of Fayetteville. Along the University of Arkansas edges and corridors there are significant areas of scale and use transitions that could ultimately result in more positive transects with the introduction of new zoning that is outlined within this document: Campus Edge Zoning District.

The proposed district allows for the required density to make development practical and viable combined with architectural scale transitions that are uniquely and appropriately addressed based on the site constraints and general context within the fabric of the city. These goals are achieved by creating a zoning district that is balanced by utilizing an existing zoning district, Downtown General, and eliminating inappropriate commercial uses while increasing the height limit along the institutional edges of the property. This allows for a better transition within the immediate context around the University of Arkansas. Design standards will adhere to the same qualities that are mandated in the City's premier districts, further expanding the overall aesthetic and material quality further into the built environment of our city.

Ultimately, this project will reinforce and expand the goals of the Fayetteville 2025 plan, provide attainable, safe, modern living and amenities, and become another sustainable site/building example by meeting a minimum of LEED Silver certification. Furthermore, this project will reduce commuting traffic and city infrastructure expansion by avoiding typical sprawl development in favor of dense, walkable infill. All of these attributes are combined to provide a development that fulfills the growing need for attainable multifamily housing in the City of Fayetteville.

_ c: general project concept.

1. street + lot layout.

There is a single lot type in Project Cleveland: Multifamily units along all street fronts with a parking garage wrapped in building, an interior courtyard, possible coffee shop or sidewalk cafe on the ground floor south elevation, and roof-top tenant amenities club.

Access to the parking garage is from the east on Hall Avenue. Fire lanes will be on three sides: north, east, and south.

2. site plan showing proposed improvements.

The site plan illustrates the disposition of the building on the site and shows the location of new sidewalks, trees, lighting, and other improvements.

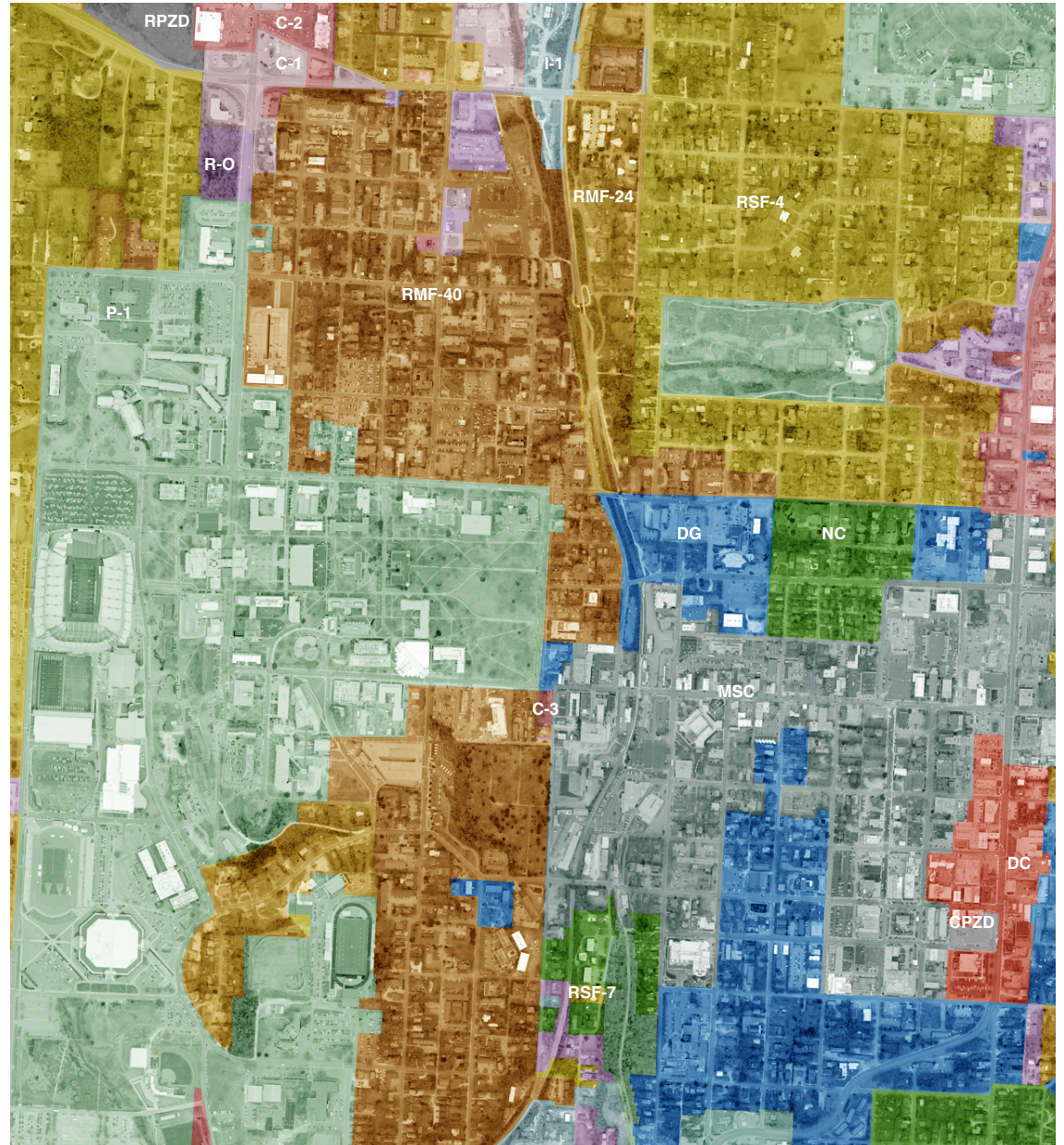
Sanitary sewer, storm sewer, and water lines will all be built and deeded to the City of Fayetteville, along with all necessary right-of-ways.

3. buffer areas.

There are no additional provided buffer areas on the site outside of what is required to meet the provisions of the Unified Development Code.

4. tree preservation areas.

Trees located on the west/southwest corner of the project site will be protected and preserved according to Title XV of the Unified Development Code, Chapter 167: Tree Preservation and Protection.



area zoning map.



5. storm water detention areas + drainage.

The development will not increase the amount of storm runoff from the site to the adjacent properties more than currently exists. Runoff on the site will be detained in the courtyard. The runoff will be released from the courtyard at a rate such that the peak runoff is not increased due to the development. The runoff will discharge into storm drainage improvements along Hall Avenue.

6. undisturbed natural areas.

There are no undisturbed natural areas on site.

7. existing + proposed utility connections and extensions.

Approximately 190 LF of the existing 6" CIP running east from the intersection of Cleveland Street and Hall Ave will need to be upgraded to a 12" CIP. Additionally, approximately 460 LF of existing 6" CIP running northward from the intersection of Cleveland Street and Hall Ave would need to be upgraded to a 12" CIP.

The existing 6" PVC sanitary sewer line that runs north/south on Hall Ave, will need to be upgraded to an 8" PVC line. This upgrade would need to occur from the intersection of Wedington Drive, south to Project Cleveland's northeast property corner (approx. 915 LF).

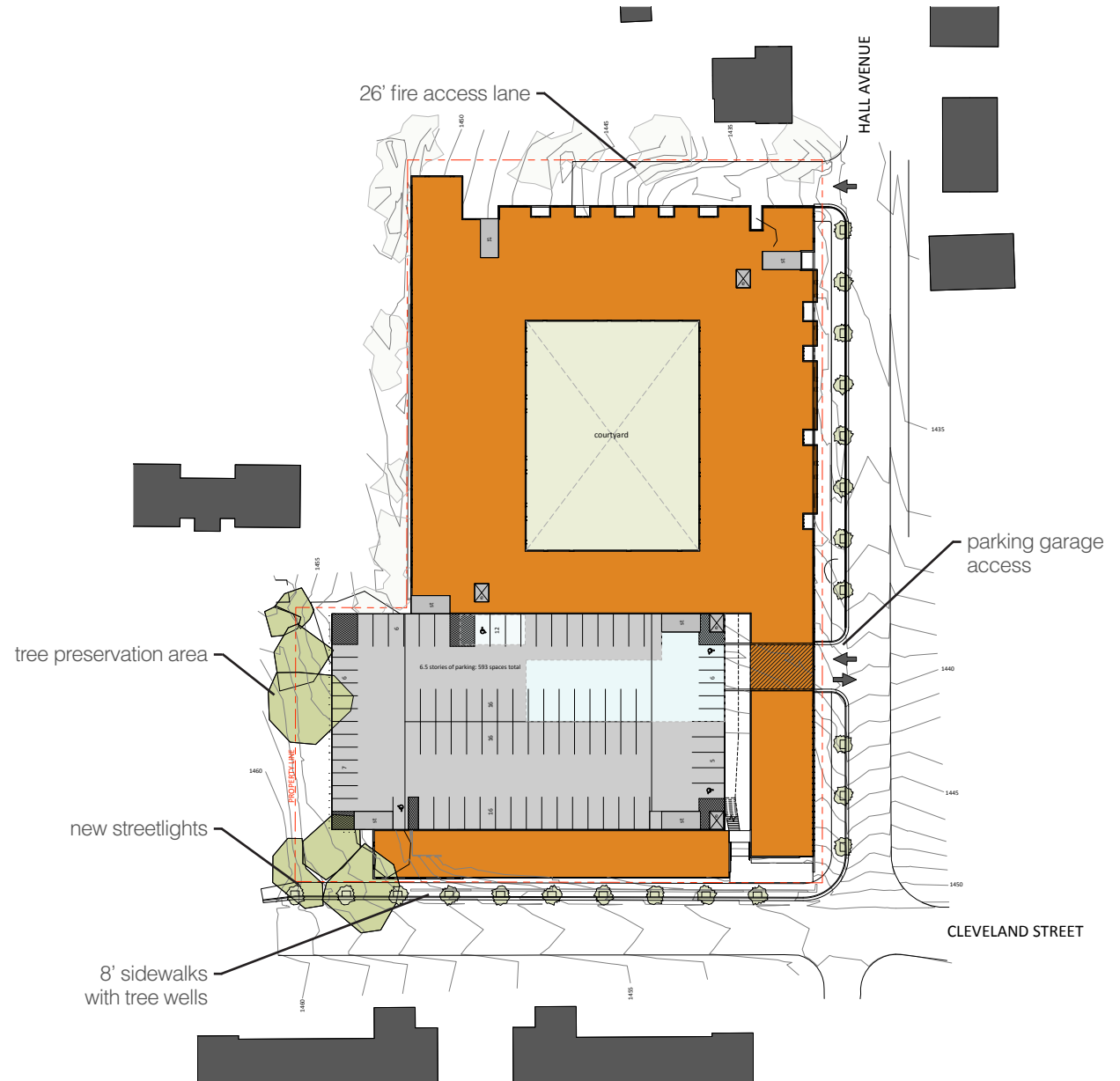
8. development + architectural design standards.

This multi-family development adopts a modern aesthetic appropriate to its scale and location within the city. Clean lines, clearly defined volumes, and precise arrangement of the elements relative to local topographic conditions of the site characterize the architectural design.

Development and Architectural Standards are provided in the Zoning Criteria for the Planning Area.

9. building elevations.

See proposed building elevations above and on page 09.



site improvement plan.



south elevation.



east elevation.



north elevation.

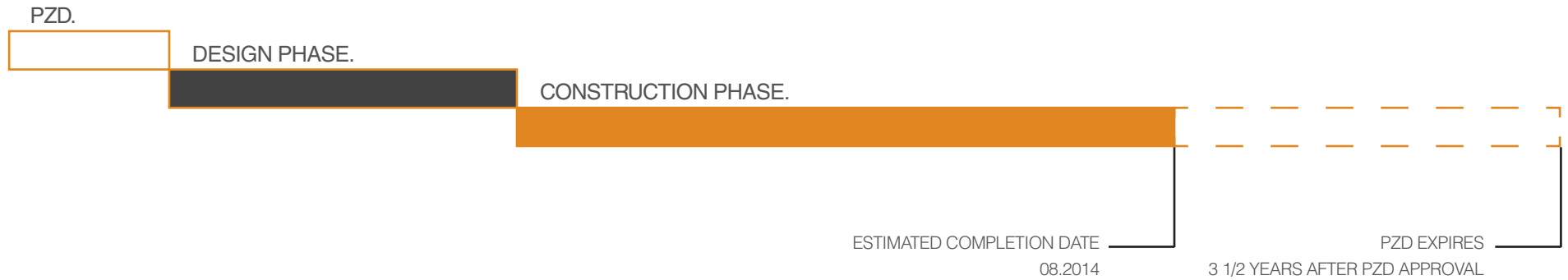


west elevation.

_ d: proposed development phasing + time frame.



Since this is a single-building proposal, this project will consist of one phase. The project will be constructed in totality through the estimated time frame of the proposal. Upon approval, the estimated construction completion date would be August, 2014. This application requests allowance for construction to be completed within three-and-a-half years of approval.



phasing + time frame diagram.

_ e: proposed planning areas (PA).

There will be only one planning area proposed in this PZD: PA.1: Campus Edge.

PA.1: CAMPUS EDGE

PERMITTED USES

unit 1: city-wide uses by right.
unit 8: single-family dwellings.
unit 9: two-family dwellings.
unit 10: three-family dwellings.
unit 26: multi-family dwellings.

CONDITIONAL USES

unit 4: cultural + recreational facilities.
unit 13: eating places.
unit 15: neighborhood shopping goods.
unit 40: sidewalk cafes.

DENSITY

none.

LOT WIDTH MINIMUM

dwelling (all unit types)

18 ft.

LOT AREA MINIMUM

none.

LAND AREA PER DWELLING UNIT

n/a.

REQUIRED SETBACKS

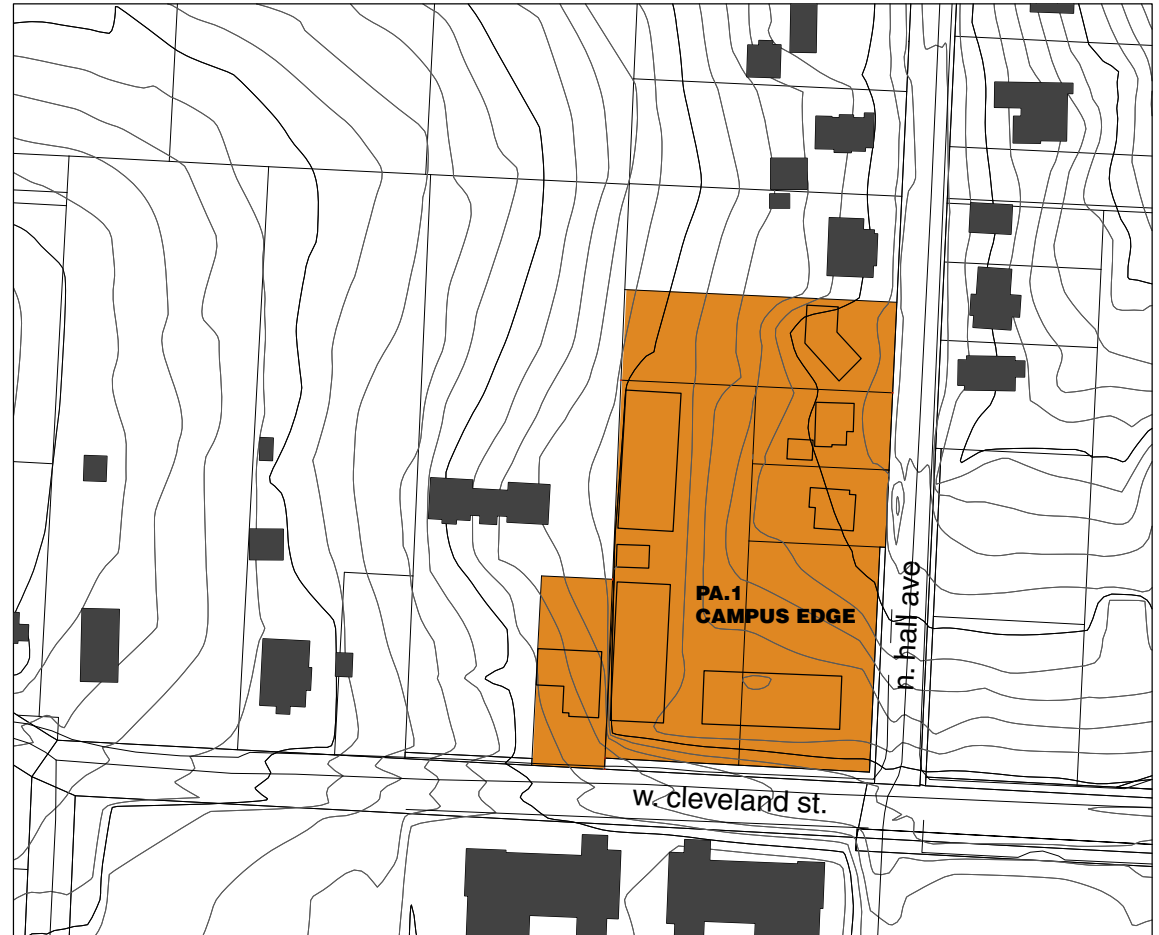
front	build-to zone from front property line to 25 ft.
side	none.
rear	5 ft.
rear, from center line of alley	12 ft.

MINIMUM BUILDABLE STREET FRONTAGE

50% of lot width.

HEIGHT REGULATIONS

75 ft. maximum at build-to line (adjacent to institutional structures).
60 ft. maximum at property line (adjacent to single-family residential structures).
85 ft. maximum for interior structure (25' from property line).



PA map.



LANDSCAPING

In accordance with the City of Fayetteville Unified Development Code.

PARKING

In accordance with the City of Fayetteville Unified Development Code.

ARCHITECTURAL DESIGN

All structures shall be designed and constructed to comply with the architectural design standards of the PA-1 Planning Area and all City design standards.

SIGNAGE

In accordance with the City of Fayetteville Unified Development Code requirements for residential single-family districts.

_ f: proposed zoning + development standards.



Permitted uses will consist mostly of all residential dwelling types, with conditional uses being that of cultural and recreational facilities, eating places, neighborhood shopping goods, and sidewalk cafes.

There will be no maximum density and no lot area minimums. The lot width minimum for all dwelling unit types will be 18 feet.

The required front setback will be a build-to zone from the front property line to 25 feet into the site. The front of the property is referring to the sides facing Cleveland Street and Hall Avenue. The side of the property (to the west) will have no required setback. The rear (to the north) will have a setback of 5 feet and a rear center line of alley setback of 12 feet.

The minimum buildable street frontage will be 50% of the lot width on each street facing facade.

Height restrictions adjacent to institutional structures will be a maximum of 75 feet above existing grade measured at the build-to line. Height restrictions adjacent to single-family residential structures will be a maximum of 60 feet above existing grade measured at the property line. Non-street frontage walls (interior structure) that are at least 25 feet from the property line will have a maximum height of 85 feet.

All structures shall be designed and constructed to comply with the architectural design standards of the PA-1 Planning Area, Downtown Design Overlay District, and all City design standards.

The landscaping, parking, and signage will all be installed in accordance with the City of Fayetteville Unified Development Code.



aerial photo + diagram of surrounding area.





ZONE	RMF-40	DOWNTOWN GENERAL	PA.1: CAMPUS EDGE
PERMITTED USES	unit 1: city-wide uses by right. unit 8: single-family dwellings. unit 9: two-family dwellings. unit 10: three-family dwellings. unit 26: multi-family dwellings.	unit 1: city-wide uses by right. unit 4: cultural + recreational facilities. unit 5: government facilities. unit 8: single-family dwellings. unit 9: two-family dwellings. unit 10: three-family dwellings. unit 13: eating places. unit 15: neighborhood shopping goods. unit 24: home occupations unit 25: offices, studios, + related services. unit 26: multi-family dwellings.	unit 1: city-wide uses by right. unit 8: single-family dwellings. unit 9: two-family dwellings. unit 10: three-family dwellings. unit 26: multi-family dwellings.
CONDITIONAL USES	unit 2: city-wide uses by CUP. unit 3: public protection + utility facilities. unit 4: cultural + recreational facilities. unit 5: government facilities. unit 11: manufactured home park. unit 12: limited business. unit 24: home occupation. unit 25: professional offices. unit 36: wireless communications facilities.	unit 2: city-wide uses by CUP. unit 3: public protection + utility facilities. unit 14: hotel, motel + amusement services. unit 16: shopping goods. unit 17: transportation trades + services. unit 19: commercial recreation, small sites. unit 28: center for collecting recyclable materials. unit 36: wireless communications facilities. unit 40: sidewalk cafes.	unit 4: cultural + recreational facilities. unit 13: eating places. unit 15: neighborhood shopping goods. unit 40: sidewalk cafes.
DENSITY	40 units or less.	none.	none.
LOT WIDTH MINIMUM	manufactured home park 100 ft. lot within a manufactured home park 50 ft. single-family 60 ft. two-family 60 ft. three or more 90 ft. professional offices 100 ft.	dwelling (all unit types) 18 ft.	dwelling (all unit types) 18 ft.
LOT AREA MINIMUM	manufactured home park 3 acres. lot within a manufactured home park 4,200 sq. ft. townhouses: development individual lot 10,000 sq. ft. single-family 6,000 sq. ft. two-family 6,500 sq. ft. three or more 8,000 sq. ft. fraternity or sorority 1 acre.	none.	none.
LAND AREA PER DWELLING UNIT	manufactured home park 3,000 sq. ft. townhouses + apartments no bedroom 1,000 sq. ft. one bedroom 1,000 sq. ft. two or more bedrooms 1,200 sq. ft. fraternity or sorority 500 sq. ft. per resident.	n/a.	n/a.



ZONE	RMF-40	DOWNTOWN GENERAL	PA.1: CAMPUS EDGE
REQUIRED SETBACKS	front side rear build-to zone of 10-25 ft. 8 ft. 20 ft.	front side rear rear, from center line of alley build-to zone from front property line to 25 ft. none. 5 ft. 12 ft.	front side rear rear, from center line of alley build-to zone from front property line to 25 ft. none. 5 ft. 12 ft.
MINIMUM BUILDABLE STREET FRONTAGE	50% of lot width.	50% of lot width.	50% of lot width.
HEIGHT REGULATIONS	60 ft. maximum.	4 stories or 56 ft. [whichever is less]	75 ft. maximum at build-to line (adjacent to institutional structures). 60 ft. maximum at property line (adjacent to single-family residential structures). 85 ft. maximum for interior structure (25' from property line).

analysis of site characteristics.

Project Cleveland's site is bounded on two sides by existing streets. To the east is Hall Avenue and to the south is Cleveland Street.

The property slopes from the south to the north and is currently covered in a mix of apartments, single-family homes, and a sparatic tree canopy. There are no tributaries or drainage ways on site besides the swale along the north edge of the property, which runs west to east.

Located just north of the University of Arkansas Campus and just west of Leverett Elementary School, the site has views towards the Maple Hill dormitory complex and Hotz Hall to the south, as well as views east and north of existing homes, and west towards the Theta Tau house.

_ h: recreational facilities, open space + accesses.



There are no new public parks planned for this proposal. Parks and open areas, however, exist within ready access to this project, including Asbell Park, Wilson Park, Agri Park, Hotz Park, and Old Main Lawn at the University of Arkansas. Large areas of the university campus also serve as a greenspace. This project is within close proximity to bike trails such as Scull Creek Trail, Frisco Trail, and Oak Ridge Trail.

_ i: reason for requesting zoning change.



A development such as the Cleveland Project would not be possible under other zoning districts. There currently exists a gap in the existing city zoning that does not properly address sites adjacent to the University campus. This Campus Edge zone requires an advantageous density in order to best utilize the site. The project designers wish to present current and future residents some of the lifestyle amenities that the Fayetteville 2025 City Plan provides by encouraging pedestrian street life yet in a more appropriately urban manner.

_j: relationship to the existing + surrounding properties.



To the west is the Theta Tau house along with other single-family residences, to the north are single family residences. Adjacent to the east are single-family rentable homes as well as Leverett Elementary School. Further to the east are approximately four square blocks of multi-family structures. Directly across the street to the south is the large University of Arkansas campus dormitory complex, Maple Hill, and the nine story dormitories Hotz Hall and Reid Hall.

Project Cleveland will solidify the corner of Cleveland Street and Hall Avenue, and address the rather large presence of the Maple Hill, Hotz Hall, and Reid Hall dormitories. The facade of these streets will be solid and consistent when adjacent to larger institutional zones, while scale will be gradually broken down when adjacent to more residential zoning and buffered with landscape screening systems. The building will be a safe and pleasant distance from the street and feature sidewalks and landscaping.

The traffic will access Project Cleveland from Hall Avenue traveling north from Cleveland Street. The majority of traffic from Cleveland Street will be from the east, but there will be a smaller amount from the west. This will be in accordance with the UDC access management.

All signage is to comply with the City of Fayetteville Unified Development Code.



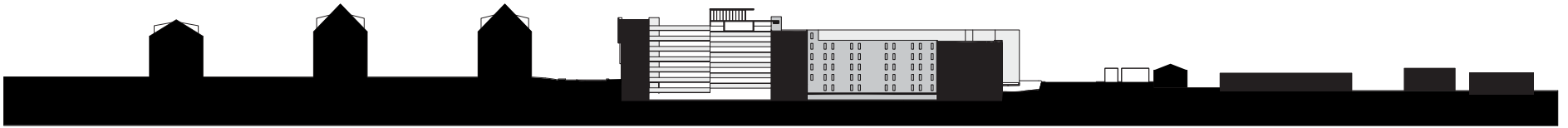
figure ground of surrounding neighborhood.



project cleveland.
multi-family housing.

figure ground of greater campus area.

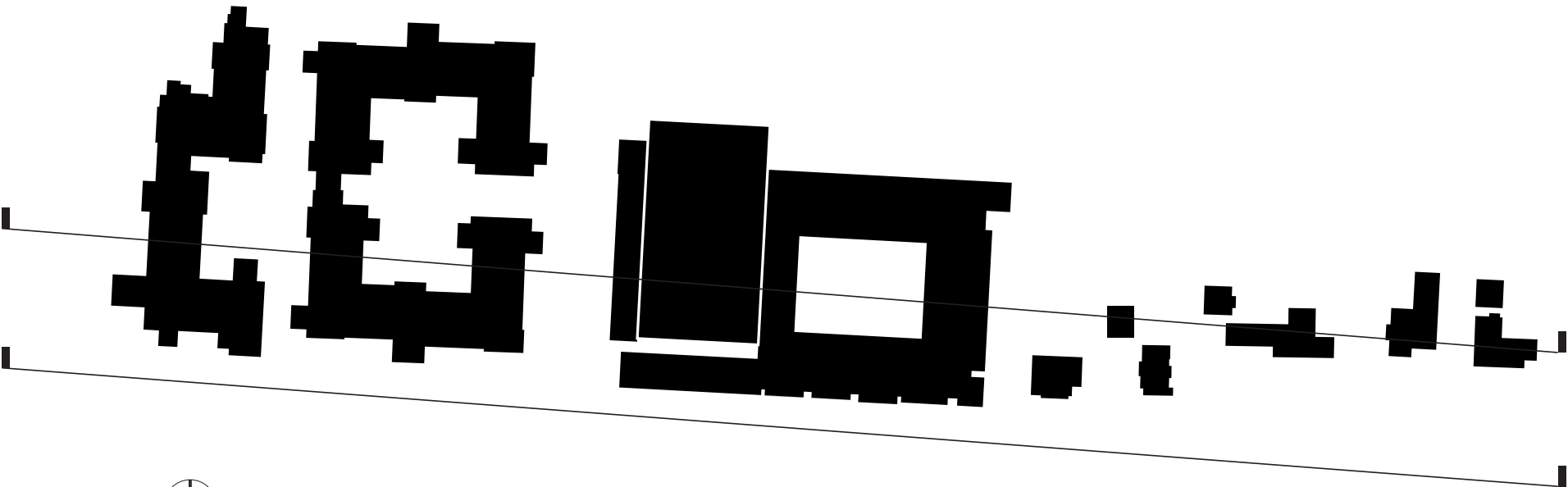




site section - building



site section - street



site section - plan





824 n. hall ave



816 n. hall ave



800 n. hall ave



1164 w. cleveland ave



1220 w. cleveland ave ✱



725 n. hall ave ✱



727 n. hall ave ✱



805 n. hall ave



1400 w. cleveland st.



1338 w. cleveland st.



1326 w. cleveland st.



1322 w. cleveland st.



1236 w. cleveland st. ★



1220 w. cleveland st. ★



1164 w. cleveland st.



1100 w. cleveland st.



1175 n. garland ave.



1261 w. cleveland st.



1263 w. cleveland st.



1365 w. cleveland st.



CITY OF FAYETTEVILLE PLANNING GOALS.

<p>GOAL 1</p> <p>We will make appropriate infill and revitalization our highest priorities.</p>	<p>Project Cleveland's infill strategy will provide a more appropriate density for this Campus Edge zone by utilizing the property to it's correct potential. More units in close proximity to the University and other neighborhood services will encourage even more appropriate development and revitalization right where it is needed.</p>
<p>GOAL 2</p> <p>We will discourage suburban sprawl.</p>	<p>Project Cleveland discourages suburban sprawl by concentrating residential population near the center of the city and near the University campus, encouraging more revitalization in this area, and decreasing traffic and infrastructure expansion demands on the rest of the city.</p>
<p>GOAL 3</p> <p>We will make traditional town form the standard.</p>	<p>Project Cleveland encourages the values of traditional urban life by encouraging pedestrian activity through a street-level cafe or coffee shop and relegating parking and building services to the interior of the building.</p>
<p>GOAL 4</p> <p>We will grow a livable transportation network.</p>	<p>Project Cleveland encourages the use of alternative transportation methods by being directly on the Razorback Transit route, being in close proximity to the University campus, being in close proximity to bike trails, and providing appropriately scaled and usable sidewalks.</p>
<p>GOAL 5</p> <p>We will assemble an enduring green network.</p>	<p>Project Cleveland contributes to the green network of Fayetteville by advancing the development of the Campus Edge zone as having tree-lined streets, rich landscape elements, a planted courtyard, and various elevational green screens. This project will be LEED Silver certified at a minimum.</p>
<p>GOAL 6</p> <p>We will create opportunities for attainable housing.</p>	<p>Project Cleveland is the definition of attainable housing. Condos and upscale housing units built in the past have caused a large amount of space in the downtown and campus area to remain empty, leaving the city with appropriate density possibilities still unrealized. By providing well designed yet affordable, rentable apartment units directed towards students and young professionals, Project Cleveland is helping to revitalize this area and create the density and liveliness that is more appropriate for this Campus Edge zone.</p>

_ l: traffic study.



A traffic study is not required, but one has been scheduled to be performed.

_ m: impacts on city services.



Project Cleveland will connect to proposed utility lines and will improve upon existing water and sewer infrastructure to meet city requirements.

Storm water discharge will meet requirements of the City of Fayetteville Unified Development Code & Drainage Manual.

_ n: statement of commitments.



1. + 2. dedication + on or off site improvements.

All public streets along with their associated side-walks and drainage improvements will be designed and constructed in accordance with The Master Street Plan, City of Fayetteville Code of Ordinances, Title XV Unified Development Code, Chapter 172: Parking & Loading, Chapter 171: Streets and Side-walks, and Chapter 170: Storm Water Management, Drainage & Erosion Control respectively. All of the above areas will be dedicated to the City, and maintenance will then be provided by the City. Sewer and Water improvements will also be planned and built in accordance with the City of Fayetteville.

3. natural resources + environmentally sensitive areas.

There are no significant natural resources or environmentally sensitive areas on site.

4. project phasing restrictions.

As this is a single building urban typology proposal, there will be only one phase for the project.

5. fire + police protection.

Fire and police protection will be provided by the Fayetteville Fire and Police Departments. The units presented in this PZD are not seen to present any needed increase in protection and service.

Three fire lanes will be provided. One on Cleveland, one on Hall, and one on the northern edge of the property.

6. other commitments imposed by the city.

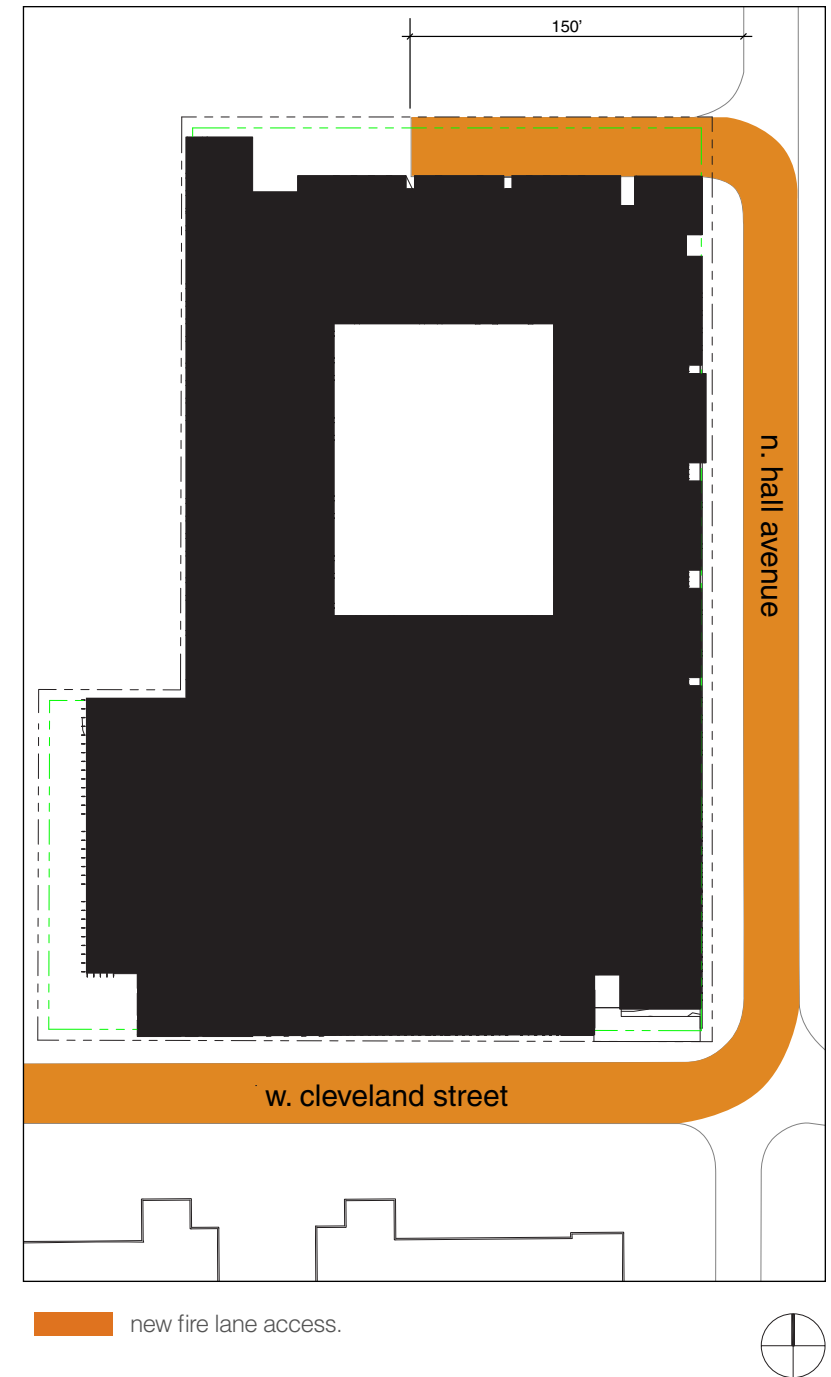
There are currently no other commitments imposed by the City of Fayetteville.

7. parks, trails + open space commitments.

Greenspace requirements will be met for Project Cleveland; tree preservation and protection will be implemented in accordance with the City of Fayetteville Code of Ordinances Title XV Unified Development Code: Chapter 167 Tree Preservation & Protection. Landscaping within Project Cleveland will also be planned in accordance with the City of Fayetteville Landscape Manual, which sets forth the standards and specifications for Tree Preservation, Protection, and Landscaping.

8. proposed preliminary building elevations.

See section "C. 9." on pages 08 and 09 for proposed building elevations.





1. screening + landscaping.

Trees and other landscape features will be planted as shown on the plats. Trees shall line the public streets of the development in harmony with city codes and requirements. Landscaping will also be consistent with the submitted Landscape Plan.

2. traffic + circulation.

The traffic and vehicle circulation areas will be installed in accordance with the Unified Development Code.

3. parking standards.

All parking areas will be installed in accordance with section 172 of the Unified Development Code.

The parking garage is concealed on three sides by building and will conform to city requirements for parking garages.

4. perimeter treatment.

All uses of land or structures will meet the open space, buffer, and green strip provisions of the Unified Development Code.

5. sidewalks.

Public sidewalks will be designed and constructed in accordance with the Master Street Plan and Section 171 of the Unified Development Code.

6. streetlights.

Streetlights will be built to the specifications of the Unified Development Code. Custom streetlights will be used as needed.

7. water.

Approximately 190 LF of the existing 6" CIP running east from the intersection of Cleveland Street and Hall Ave will need to be upgraded to a 12" CIP. Additionally, approximately 460 LF of existing 6" CIP running Northward from the intersection of Cleveland Street and Hall Ave would need to be upgraded to a 12" CIP.

All utilities will be installed according to city requirements.

8. sewer.

The existing 6" PVC sanitary sewer line that runs north/south on Hall Ave, will need to be upgraded to an 8" PVC line. This upgrade would need to occur from the intersection of Wedington Drive, south to Project Cleveland's northeast property corner (approx. 915 LF).

9. streets + drainage.

The development will not increase the amount of storm runoff from the site to the adjacent properties than currently exists. Runoff on the site will be detained in the parking area. The runoff will be released from the parking area at a rate such that the peak runoff is not increased due to the development. The runoff will discharge into storm drainage improvements along Hall Avenue.

10. construction of nonresidential facilities.

The street level of Project Cleveland will contain a possible coffee shop or sidewalk cafe as both an amenity for the residents as well as an amenity for the surrounding neighborhood. There will also be an amenities club house on the upper level to contain all necessary amenities for the tenants of Project Cleveland.

11. tree preservation.

Tree preservation at Project Cleveland will follow Title XV of the Unified Development Code, Chapter 167: Tree Preservation and Protection.

The proposed Campus Edge zone will have a percent minimum canopy (Table 1 of UDC Chapter 167) to match that of Downtown General (DG) with 10%.

12. architectural design standards.

Project Cleveland will comply with the architectural design standards of Title XV of the Unified Development Code, Chapter 166: Development, section 166.21: Downtown Design Overlay District with the following revisions due to the nature of student housing design common in this zone:

- a. We propose the required minimum glass on the first or ground floor to be lowered from 40% to 20%.
- b. We also propose no restrictions on pedestrian access intervals along principal facades.

Both items found in Section E. Exterior Architectural Elements, 7. Opacity and Facades, b. First or Ground Floor Requirements of Any Principal Facade.

13. proposed signage (type and size).

All signage is to comply with the City of Fayetteville Unified Development Code. No pole/pylon signs will be permitted within Project Cleveland. Signage classifications in accordance with the UDC is specified in the zoning criteria for the Planning Area.

14. view protection.

There are no existing threatened views by completion of this project.

15. revocations.

The developer understands causes for revocation and will take all measures necessary to avoid revocation.

16. covenants, trusts + homeowner associations.

No covenants, trusts, or homeowner associations currently exist for this property.

_ p: how the proposal fulfills the intent/purpose of the planned zoning district.



The proposed structure(s) in accordance and support of the proposed Campus Edge zoning district decisively address and define the ability to provide infill development within an identifiable zoning gap in the City of Fayetteville. By providing a transitional zone appropriately scaled to the diversity of the context, this zone and the proposed structure will support and exceed the Fayetteville 2025 plan, reinforce the sustainable network of our city, and positively affect the city infrastructure through appropriate improvements. The nature of the development will fulfill the growing need for attainable multifamily housing in the City of Fayetteville.